



## Bungalow for sale in Marbella, Marbella

1,400,000 €

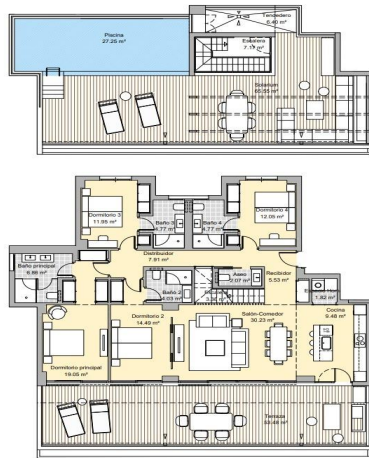
Reference: N7445 Bedrooms: 4 Bathrooms: 4 Build Size: 252m<sup>2</sup> Terrace: 118m<sup>2</sup>



PARCELA 2.3  
PORTAL 10 / PLANTA PRIMERA  
PUERTA B

	SUP.	UTIL.	INTX/EXT.
Receptor	5.53 m <sup>2</sup>	int	
Cocina	9.43 m <sup>2</sup>	int	
Comedor	1.82 m <sup>2</sup>	int	
Salón Comedor	30.25 m <sup>2</sup>	int	
Escalera	11.05 m <sup>2</sup>	int	
Alcoba	2.07 m <sup>2</sup>	int	
Dormitorio principal	19.05 m <sup>2</sup>	int	
Dormitorio 2	14.45 m <sup>2</sup>	int	
Dormitorio 3	11.95 m <sup>2</sup>	int	
Dormitorio 4	12.05 m <sup>2</sup>	int	
Baño principal	6.86 m <sup>2</sup>	int	
Baño 2	4.63 m <sup>2</sup>	int	
Baño 3	4.77 m <sup>2</sup>	int	
Baño 4	4.77 m <sup>2</sup>	int	
Distribuidor	7.91 m <sup>2</sup>	int	
Terraza	53.43 m <sup>2</sup>	ext	
Platina	27.25 m <sup>2</sup>	ext	
Solarium	65.55 m <sup>2</sup>	ext	
Tenislado	6.40 m <sup>2</sup>	ext	

Superficie útil interior: 148.08 m<sup>2</sup>  
Superficie construida interior: 170.64 m<sup>2</sup>  
Superficie total construida con azco sin terrazas ni jardín: 192.22 m<sup>2</sup>  
Superficie construida de terraza: 155.27 m<sup>2</sup>  
Superficie útil Solarium 218/2005 del B.O.J.A.: 165.67 m<sup>2</sup>  
Superficie construida Solarium 218/2005 del B.O.J.A.: 252.43 m<sup>2</sup>





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## Costa del Sol, Marbella

Gated frontline golf development, on gentle hills in the outskirts of Marbella. 3 and 4 bedroom homes with large windows, and living room and kitchen integrated into an open-plan space that allows you to take advantage of natural light at every moment of the day. The terrace has been designed to integrate nature and the sea into your best moments. Extensive green areas under centenary pine trees, spa and gym, and 2 large swimming pools with solarium to enjoy the countless hours of sunshine that southern Spain has to offer. Marbella is considered the capital of the western Costa del Sol. Bathed by the sea and sheltered from the mountains, with splendid and extensive beaches with calm waters along 27 km of coastline, marinas, 21 golf courses, hospital, beach bars, and a wide gastronomic offer, from the typical beach bars and tapas bars to the most luxurious Michelin-starred restaurants. All this, added to its microclimate with 320 days of sunshine a year, makes Marbella one of the most sought after destinations to live in Spain.



## Features:

### Features

Gym  
Solarium: Yes  
Near Commercial Center  
Useable Build Space: 157 Msq.  
Views: Sea  
Location: Coastal, Urbanisation  
WC: 1  
Private Pool  
Near Golf / Golf Resort Property  
Communal Pool  
Terrace: 131 Msq.  
Parking - Space  
Terrace: 118 Msq.  
Gated  
Useable Build Space: 160 Msq.  
Near Schools  
Near Trees  
Beach: 1200 Meters  
Double Bedrooms: 4  
Storage / Trastero

### Energy Rating

B

### CO2 Emission Rating

B